

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, April 10, 2007
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE**

CALL TO ORDER 8:10 P.M. (Note: Special Belmont Fire Protection District Meetings held prior)

ROLL CALL

Directors Present: Dickenson, Warden, Lieberman, Feierbach

Directors Absent: Mathewson

Staff Present: Executive Director Crist, Agency Attorney Zafferano, Community Development Director de Melo, Agency Secretary Cook

CONSENT CALENDAR

Approval of Minutes of the Regular Meeting of February 13, 2007 and Regular Meeting of March 13, 2007.

ACTION: On a motion by Director Dickenson, seconded by Director Lieberman, the Consent Agenda was unanimously approved by a show of hands (4-0, Mathewson absent).

ADDITIONAL BUSINESS

Public Hearing To Consider a Conceptual Development Plan (CDP) and Rezone to Establish a Planned Development (PD) Zoning District, Tentative Subdivision Map, and Mitigated Negative Declaration to Construct a Mixed-Use (Commercial/Residential) Building at 1300 El Camino Real (Application No. 2006-0012)

Community Development Director de Melo noted that the project is a three-story multi-use building, with retail/commercial on the ground floor, six condominiums above that, and underground parking. He outlined the entitlements and actions required in order for the project to proceed. He reviewed the Planning Commission's review and approval, and outlined the findings to be made.

Chair Feierbach opened the Public Hearing.

Parviz Kamangar, Project Applicant, stated that he bought the property without any forethought regarding what he would build. He reviewed the preliminary discussion he had with the Redevelopment Agency board in 2005, which helped shape the project to its current format. The building is designed to be handicapped- and older person-friendly, since all units are accessible without stairs. It is the best building that could be constructed on the site. He noted that the City will have approval for the first-floor tenant. He has planned the building to house a restaurant for the corner unit.

John Reese, LFG Investments, expressed his support for the project.

Scott Church, Belmont resident, expressed his interest in the development of this and surrounding lots. He supports residential development for the Firehouse Square, but supports this project and noted it is well suited for the site.

Director Lieberman expressed concern regarding early morning hours if there is to be restaurant use, and the effect this may have on the residential units above. Community Development Director de Melo responded that it is likely to be a lunch and dinner house only, and the building can be designed to take the proposed uses into consideration.

Director Dickenson stated that the hours of operation will likely be governed by the residential use. The actual use of the retail space will need to go through the Planning Commission approval process.

Mr. Kamangar stated that the residential owners will drive the hours of operation through the adoption of CC&R's (Creeks, Covenants and Restrictions). He noted that soundproofing has improved substantially in recent years.

Director Lieberman stated that the project aligns with the proposed economic development plan for the City.

Chair Feierbach stated that there is a need to plan for the potential changes to the smoking ordinance. She requested that the backflow pipes receive aesthetic treatment. She commented that it is a beautiful project.

Director Warden expressed his appreciation for the preliminary design review in 2005. He noted that although he is not usually supportive of three stories, this is a good project. He would like to ensure that the ground floor provides retail only and is not office space.

ACTION: On a motion by Director Warden, seconded by Director Dickenson, the Public Hearing was unanimously closed by a show of hands (4-0, Mathewson absent).

Community Development Director de Melo stated that the performance standards could be modified to satisfy Director Warden's concern and recommendation that the ground floor be retail only. The applicant indicated this would be satisfactory to him.

ACTION: On a motion by Director Warden, seconded by Director Dickenson, Resolution 447 Adopting a Mitigated Negative Declaration of Environmental Significance for Establishment of a Planned Development Zone and Associated Conceptual Development Plan (CDP) for Construction of a Mixed-Use (Commercial/Residential) Building at 1300 El Camino Real (App No. 2006-0012) was unanimously approved by a show of hands (4-0, Mathewson absent).

ACTION: On a motion by Director Warden, seconded by Director Dickenson, and unanimously approved by a show of hands (4-0, Mathewson absent) to introduce an ordinance by title Adopting a Conceptual Development Plan, Rezone to Planned Development, and a Tentative Subdivision Map for Construction of a Mixed-Use (Commercial/Residential) Building

at 1300 El Camino Real, to waive further reading, and to set the second reading and adoption for May 8, 2007.

ADJOURNMENT at this time, being 8:40 P.M.

Meeting audio-recorded and videotaped
Audio Recording 663

Terri Cook
Agency Secretary